

# SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

## MINUTES SPECIAL BOARD OF DIRECTORS MEETING

January 6, 2009

1. CALL TO ORDER. President Russ Faller called the meeting to order at 7:00 p.m. Other directors present were Mike Hay, Jerry Probst and Jack Kihm. Bert Love was absent. A quorum was declared.

2. PROOF OF NOTICE. David Slayback, SCPOA Manager, affirmed that proper notice of the meeting had been posted.

3. OLD BUSINESS:

1. CONSIDER AND APPROVE EXPENDITURE OF \$22,340.00 TO COVER COST OF ADDITIONAL WORK REQUIRED TO COMPLETE RESTORATION OF LEAR BRIDGE. THIS ADDITIONAL WORK WAS NOT COVERED IN ORIGINAL BID AND CONTRACT. MBV Engineering conducted an in-progress inspection on the bridge restoration work and noted that two of the individual cost items would be completed for less than anticipated and one cost item would need additional funding: during repair work and the necessary power washing of the understructure of the bridge it was observed that an additional 163 linear feet of the bridge need to be restored, at a cost of \$16,300. In addition, the repair contract called for repair of only 70 linear feet at the expansion joints at each end of the bridge. The contract should have called for a total of 210 linear feet. The un-contracted for work totals \$8,680. Therefore, \$22,340 in additional funding is required to complete the work on the bridge. **Motion** by Jerry Probst to approve this expenditure. Second by Michael Hay. The motion was approved 3 to 1. Dr. Kihm voted against this motion.

4. NEW BUSINESS:

1. CONSIDER AND APPROVE EXPENDITURE OF \$790,709.27 "FIRM" CONTRACT FOR PHASE I OF ROADS RENOVATION AND REPAIR PROJECT. Russ Faller described the process by which the Public Works Committee developed this Phase I of the Roads Restoration Project, including engineering work, bidding to many contractors, review of bids and interviews with "short list" of acceptable contractors and final recommendation to the Board. David Slayback discussed in some detail the work which would actually be performed and the methodology of how it would be done. He explained that the bids received were substantially less than had originally been expected, to the advantage of the POA. He also talked about an idea with Public Works that road contractors are seeking work for their crews and are able to offer reduced charges because of the condition of the economy and because costs of oil are down and thus the cost of asphalt is down. An idea is being studied to do work in Phase II of the roads plan to take advantage of the lower costs. For now, Public Works would like to proceed with Phase I and get the project started and to continue study of working on Phase II in 2009. A **motion** was made by Michael Hay, second by Jerry Probst to approve this expenditure. The motion was approved 3 to 1. Dr. Kihm voted against.

2. CONSIDER AND APPROVE RENEWAL OF PEST CONTROL CONTRACT WITH TRUGREEN-CHEMLAWN FOR YEAR 2009 AT ANNUAL COST OF \$8,024.45. The 2008 contract has been amended to include fire ant treatment in the common areas. A **motion** was made by Jerry Probst, second by Michael Hay, to approve this contract. The motion was approved 3 to 1. Dr. Kihm voted against.

3. CONSIDER AND APPROVE EXPENDITURE OF \$9,435.00 TO EXTEND UNDERGROUND DRAINAGE SYSTEM ON NORTH SIDE OF CESSNA BLVD FROM 222 CESSNA BOULEVARD WESTWARD TO 220 CESSNA BLVD. A **motion** was made by Michael Hay to combine items 3, 4 and 5 under "NEW BUSINESS". Seconded by Jerry Probst. Without objection the 3 items were combined. Item 4 is: "CONSIDER AND APPROVE EXPENDITURE OF \$17,965.00 TO INSTALL DRAINAGE SYSTEM ALONG SOUTH SIDE OF CESSNA BLVD BETWEEN TAXIWAYS TANGO AND VICTOR" AND Item 5 is: "CONSIDER AND APPROVE EXPENDITURE OF \$20,125.00 TO REPLACE STEEL CORRUGATED STORMWATER PIPING SYSTEM BENEATH COUNTRY CLUB DRIVE BY THE CLUB HOUSE AS PART OF THE COUNTRY CLUB DRIVE ROADWAY RESTORATION PROJECT AND ACROSS SOUTHCREEK BOULEVARD FROM LAKE #11 TO THE SWALE ADJACENT TO LAKE #5 ADJACENT TO SPRUCEWOOD WAY." A **motion** was made by Michael Hay, second by Jerry Probst to approve the three projects. The motion was approved 3 to 1. Dr. Kihm voted against.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:10 p.m.

Mike Hay, Secretary